



## 59 Shelley Lane

Kirkburton, Huddersfield, HD8 0SW

£235,000





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Nestled on the charming Shelley Lane in Huddersfield, this extended three-bedroom semi-detached home presents an excellent opportunity for families seeking a comfortable and spacious living environment. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The well-proportioned bedrooms provide ample space for rest and personalisation, ensuring that every family member has their own sanctuary. The extended kitchen and dining area is a highlight of the home, offering a generous space for family meals and gatherings, making it the heart of the home.

Outside, the property features delightful gardens to both the front and rear, providing a lovely outdoor space for children to play or for adults to unwind while enjoying the picturesque countryside views. The driveway and garage offer convenient parking for multiple vehicles, adding to the practicality of this family-friendly residence.

Situated within walking distance of the quaint village of Kirkburton, as well as being within easy reach of Motorway links, this home benefits from a prime location that combines the tranquillity of suburban living with easy access to local amenities. This property is not just a house; it is a place where cherished memories can be made. With its spacious accommodation and ideal setting, it truly represents a wonderful opportunity for those looking to settle in a welcoming community. The home is offered to the market with NO ONWARD CHAIN.

## Living Room

13'1" x 12'5" (4.0m x 3.8m)

A light and airy living room overlooking the front of the home with a light and neutral colour scheme and wall mounted lighting to the alcoves. A feature fireplace provides the focal point bringing charm and warmth to the space.

## Dining Room

18'8" x 11'5" (5.7m x 3.5m )

An extended dining room overlooking the rear of the home with patio doors opening out onto the garden. With laminate flooring and wall mounted lighting, the room also features a handy storage cupboard.

## Kitchen

15'5" x 6'10" (4.7m x 2.1m )

An extended kitchen space with modern base and wall units and wooden worktops as well as an oven, hob, sink and drainer. With ample space for white goods, this kitchen is ideal for modern family living.

## Garage

20'11" x 9'6" (6.4m x 2.9m )

An integral garage provides additional parking and storage space with an electric supply making it handy for extra utility space. The garage provides access onto the driveway as well as out to the rear garden and can be accessed internally through the kitchen.

## Bedroom One

12'1" x 11'1" (3.7m x 3.4m)

A well sized double bedroom overlooking the garden with built in wardrobes providing plenty of practical storage space.

## Bedroom Two

10'5" x 7'2" (3.2m x 2.2m )

A second double bedroom to the front of the home.

## Bedroom Three

9'10" x 6'10" (3.0m x 2.1m)

A well sized single bedroom to the front of the home.

## Bathroom

A three piece bathroom suite with a white bath tub, hand basin and w/c.

## External

The property is set back from the quiet road on Shelley lane with a driveway, front lawn and mature hedges adding privacy. To the rear is a private garden with a lawn and patio area.

## Directions

For Satnav please use the postcode HD8 0SW

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



### Road Map



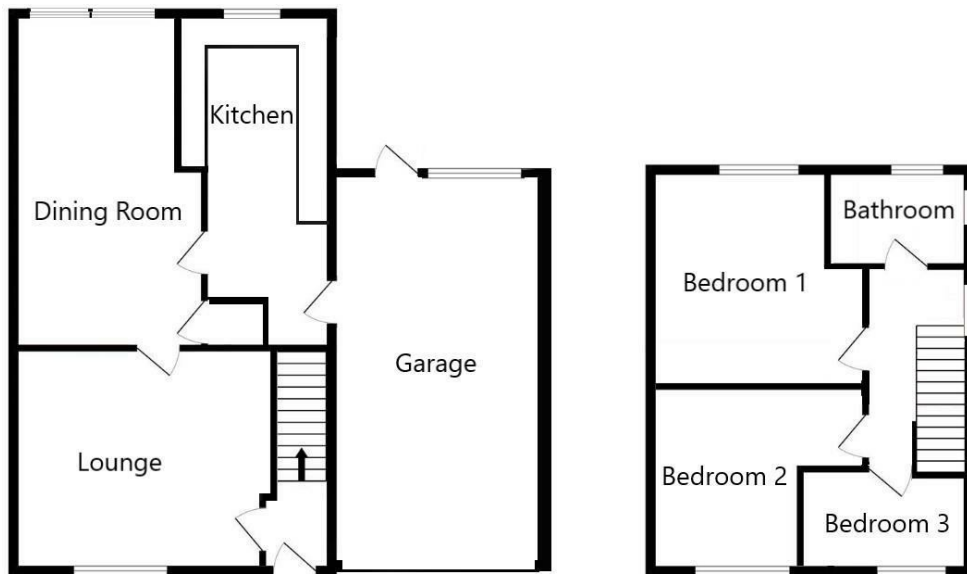
### Hybrid Map



### Terrain Map



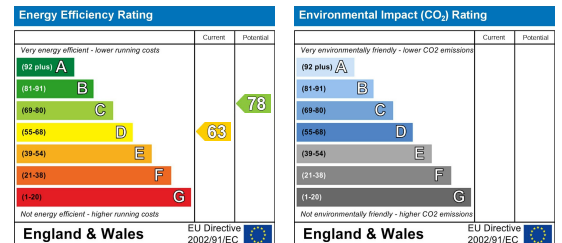
### Floor Plan



### Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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